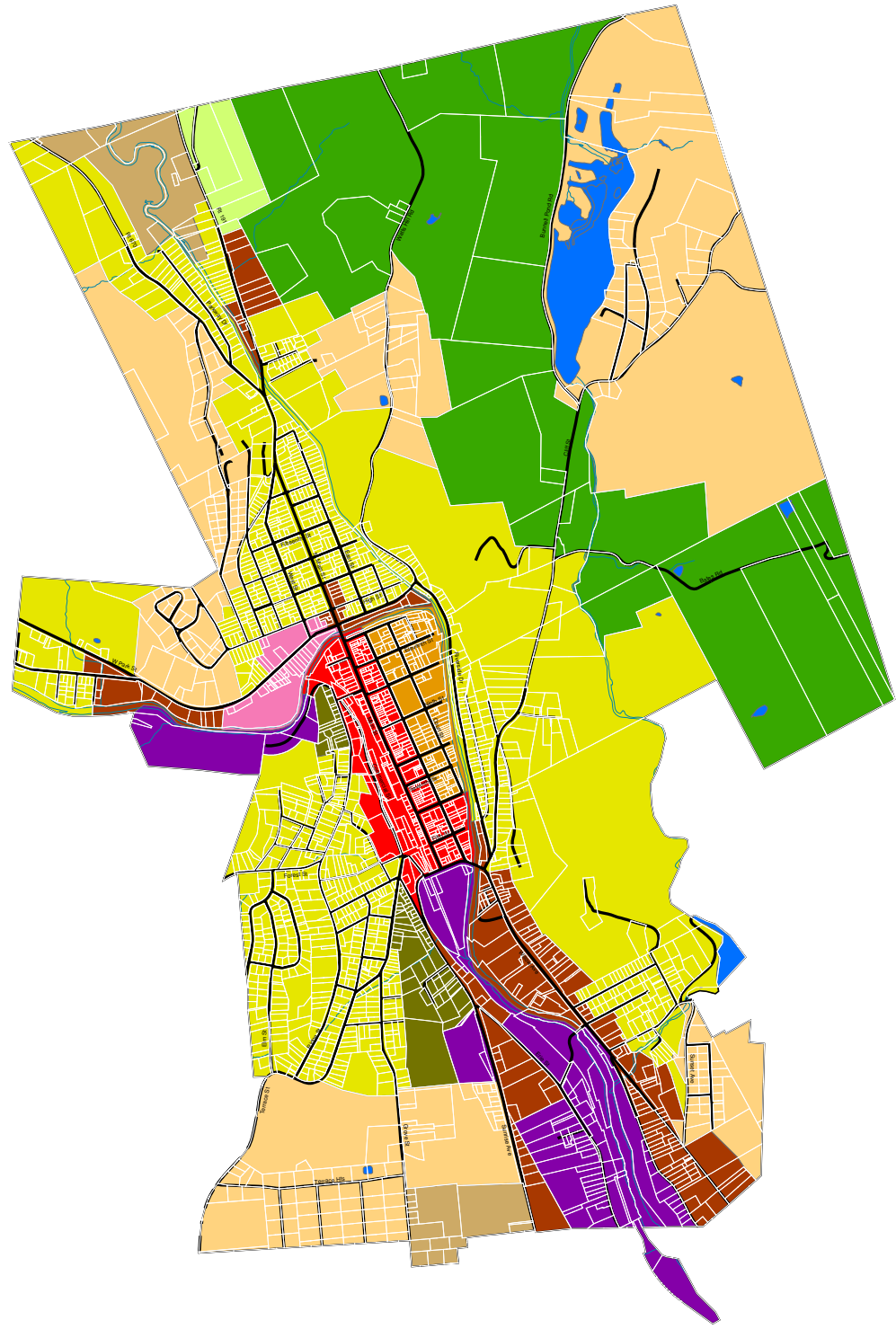


Honesdale Borough Zoning Map



Honesdale Borough Zoning Map - 2006		
Honesdale Borough Wayne County, Pennsylvania		
Adopted by Honesdale Borough Council on _____		
Attest:		
Zoning map information compiled from the Honesdale Borough Zoning Map adopted January 5, 1990 and amended on November 5, 1992, June 5, 1997, June 16, 1997, September 29, 1997, October 11, 1999, September 8, 2003 and April 10, 2006.		
Parcel line data obtained from Wayne County Assessment Office		
Prepared by Wayne County Department of Planning		

Features
 Roads
 Water Courses
 Water Bodies
 Parcels

Districts
 AG 1 Agricultural 1
 AG 2 Agricultural 2
 C-1 Central Commercial
 C-2 Highway Commercial
 ID Industrial

Districts
 R-1 Low Density Residential
 R-2 Single Family Residential
 R-3 Multi-Family Residential
 R-4 High Density Residential
 R-5 Residential/Professional
 R-6 Residential/Institutional

0 500 1,000 2,000 3,000 4,000 Feet

1 inch equals 500 feet



Along with the other General Districts there is also an additional foodchain classification. (See Article III in the Honesdale Borough Zoning Ordinance.)

ARTICLE III - BASIC ZONING REGULATIONS

§210-5 Official Zoning Map - Amended 9-8-03

The Borough of Honesdale is hereby divided into Zoning Districts, as shown on the Official Zoning Map, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Ordinance, together with all future notations, references and amendments.

§210-6 Zoning Districts

Honesdale Borough shall consist of eleven Zoning Districts as follows:

- A1 – Agricultural
- A2 - Agricultural
- ID - Industrial
- C-1 - Central Commercial
- C-2 - Highway Commercial
- R-1 - Low-Density Residential
- R-2 - Single-Family Residential
- R-3 - Multi-Family Residential
- R-4 - High-Density Residential
- R-5 - Residential/Professional
- R-6 - Residential/Institutional

The intent of each District, and regulations which shall apply in each, are given in the Schedule of District Regulations.

An additional classification is hereby made for the purpose of regulating floodplains as designated by the Federal Emergency Management Agency.

§210-7 District Boundaries

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the Wayne County Recorder of Deed's Office and the Wayne County Tax Maps at the time of the enactment of this Ordinance, unless such district boundary lines are fixed by dimensions as shown on the Zoning Map. In any case of uncertainty the Honesdale Borough Council shall interpret the intent of the map as to location of District boundaries.

§210-8 District Regulations – Generally

District regulations are of two (2) types: Use Regulations and Development Standards which shall apply to any proposed new use, expansion of any existing use, or change of use of land and/or structures in Honesdale Borough.

§210-9 Use Regulations

Use Regulations and statements of intent for each District are provided in the Schedule of District Regulations. Permits for principal permitted uses and accessory uses shall be issued as a matter of right, provided the standards contained in this Ordinance are otherwise met.

Conditional uses and special exceptions shall be subject to additional review procedures as specified herein.

Whenever any proposed use is neither specifically permitted nor denied under this Ordinance as presently written, the Zoning Officer shall refer the application to the Council which shall determine whether the use shall be permitted or denied based on its similarity to other permitted or denied uses which are specifically identified in this Ordinance. The Council shall, if it determines the use is permitted, classify it as either a principal permitted, conditional use, special exception, or accessory use, and direct the Zoning Officer to proceed accordingly.

§210-10 Development Standards

The Development Standards which apply to each District include minimum lot sizes, minimum average widths, yard requirements, maximum lot coverage and maximum building height. These standards vary among Districts and are so depicted in the Schedule of District Regulations which follows. Supplementary regulations (Article IV) may establish additional or differing standards as they apply to specific uses.

A. Schedule of District Regulations - Zoning Districts and Purposes

A1 AGRICULTURAL	The purpose of this District is to ensure the preservation of certain agricultural areas and open space while providing for development compatible with the objective of protecting environmentally sensitive areas.
A2 AGRICULTURAL	The purpose of this District is to ensure the preservation of certain agricultural areas and open space while providing for development compatible with the objective of protecting environmentally sensitive areas while limiting some low impact non-agricultural uses.
R-1 LOW-DENSITY RESIDENTIAL	The purpose of this district is to provide for very low-density residential development in areas of the Borough which are largely rural in character.
R-2 SINGLE-FAMILY RESIDENTIAL	The purpose of this district is to allow for the development of single-family housing appropriate to the existing patterns within already developing areas of the Borough.
R-3 MULTI-FAMILY RESIDENTIAL	This district is intended to provide areas for development of multi-family housing and other moderate density residential activity, including residential conversions to apartments.
R-4 HIGH-DENSITY RESIDENTIAL	This district is intended to provide areas within the Borough for the location of higher density housing, including mobile home parks.
R-5 RESIDENTIAL/ PROFESSIONAL	This district is designed to permit a combination of uses which are appropriate to the productive use of existing structures in older sections.
R-6 RESIDENTIAL/ INSTITUTIONAL	The purpose of this district is to provide single and two (2) family housing appropriate to existing patterns within already developed areas and at the same time provide areas of expansion and growth to existing schools, hospitals, and other medical related uses.

C-1 CENTRAL COMMERCIAL	The purpose of this district is to provide locations for retail and service establishments designed to serve the needs of both the immediate area and the surrounding region, and to exclude incompatible uses.
C-2 HIGHWAY COMMERCIAL	The purpose of this district is to provide locations for retail and service establishments designed to serve the needs of the traveling public, as well as those of residents of the Borough and surrounding areas.
ID INDUSTRIAL	The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity.

B. Schedule of District Regulations - Permitted Principal Uses

A1 AGRICULTURAL	Agricultural operations, single-family, detached dwellings, forestry
A2 AGRICULTURAL	Agricultural operations, single-family, detached dwellings, professional offices, forestry.
R-1 LOW-DENSITY RESIDENTIAL	Single-family, detached dwellings, forestry
R-2 SINGLE-FAMILY RESIDENTIAL	Single-family dwellings, two-family dwellings, forestry
R-3 MULTI-FAMILY RESIDENTIAL	Single-family dwellings, two-family dwellings, conversions of existing structures into apartments, forestry
R-4 HIGH-DENSITY RESIDENTIAL	Single-family dwellings, two-family dwellings, mobile homes (individual), forestry.
R-5 RESIDENTIAL/ PROFESSIONAL	Public parks and playgrounds, single-family dwellings, two-family dwellings, professional offices, conversions of existing structures into apartments, forestry.
R-6 RESIDENTIAL/ INSTITUTIONAL	Single-family dwellings, conversions of existing structures into apartments, two-family dwellings, professional offices not related to medical professions, forestry.
C-1 CENTRAL COMMERCIAL	Parking lots, parking structures, cultural facilities, fraternal clubs, health facilities, retail stores, and service/retail establishments, forestry, professional services, undertaking establishments.
C-2 HIGHWAY COMMERCIAL	All C-1 uses, automobile service stations, indoor theaters, private recreational facilities, convenience stores, vehicle sales and equipment operations, lumber yards.
ID INDUSTRIAL	Forestry, parking lots, parking structures. All other uses are conditional and subject to review procedures.

C. Schedule of District Regulations – Permitted Accessory Uses

A1, A2 AGRICULTURAL	Home occupations, private garages, swimming pools, sheds, signs. Any other accessory uses common to a principal permitted use in this district.
R-1 LOW-DENSITY RESIDENTIAL	Home occupations, private garages, swimming pools, fences, sheds, signs, any other accessory uses common to a principal permitted use in this district.
R-2 SINGLE-FAMILY RESIDENTIAL	Home occupations, private garages, swimming pools, fences, sheds, signs, any other accessory uses common to a principal permitted use in this district.
R-3 MULTI-FAMILY RESIDENTIAL	Home occupations, private garages, private swimming pools, fences, sheds, signs, any other accessory uses common to a principal permitted use in this district.
R-4 HIGH-DENSITY RESIDENTIAL	Home occupations, private garages, private swimming pools, fences, sheds, signs, any other accessory uses common to a principal permitted use in this district.
R-5 RESIDENTIAL/ PROFESSIONAL	Home occupations, private garages, private swimming pools, fences, sheds, signs, any other accessory uses common to a principal permitted use in this district. Other accessory uses as permitted in Article IV, Sec. 210-25.
R-6 RESIDENTIAL INSTITUTIONAL	Home occupations, Private garages, private swimming pools, fences, sheds, signs, Any other accessory uses common to a principal permitted use in this district.
C-1 CENTRAL COMMERCIAL	Any accessory uses common to a principal permitted use in this district.
C-2 HIGHWAY COMMERCIAL	Any accessory uses common to a principal permitted use in this district.
ID INDUSTRIAL	Any accessory uses and buildings common to a principal permitted use in this district.

D. Schedule of District Regulations – Special Exceptions

A1, A2 AGRICULTURAL	Churches and places of worship, essential services and uses of an educational and/or religious nature, excavating, quarrying, kennels, commercial stables, public and semi-public uses.
R-1 LOW-DENSITY RESIDENTIAL	Churches and places of worship, public and semi-public uses, essential services, uses of an educational and/or religious nature, public parks and playgrounds, professional services.
R-2 SINGLE-FAMILY RESIDENTIAL	<div>This item was amended. See Ordinance 625 at the end of this document.</div> Churches and places of worship, public and semi-public uses, essential services, uses of an educational and/or religious nature, public parks and playgrounds, professional services, residential conversions to apartments.
R-3 MULTI-FAMILY RESIDENTIAL	Churches and places of worship, public and semi-public uses, public parks and playgrounds
R-4 HIGH-DENSITY RESIDENTIAL	Churches and places of worship, public and semi-public uses, public parks and playgrounds
R-5 RESIDENTIAL/ PROFESSIONAL	Churches and places of worship, public and semi-public uses
R-6 RESIDENTIAL/ INSTITUTIONAL	Churches and places of worship, public and semi-public uses, public parks and playgrounds, residential conversions to apartments
C-1 CENTRAL COMMERCIAL	Churches and places of worship, public and semi-public uses.
C-2 HIGHWAY COMMERCIAL	Churches and places of worship, public and semi-public uses, limited light industrial uses.
ID INDUSTRIAL	Churches and places of worship, public and semi-public uses, self-storage facilities, bulk fuel storage and supply facilities, day care.

E. Schedule of District Regulations – Conditional Uses

A1, A2 AGRICULTURAL	Cluster development, health care facilities, nursing and convalescent facilities, private recreational facilities, boarding or tourist homes, mobile homes (individual), agricultural service establishments, junk yards, bed and breakfasts.
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R-1 LOW-DENSITY RESIDENTIAL	Boarding or tourist homes, day care centers, bed and breakfasts, cluster development, health facilities.
R-2 SINGLE-FAMILY RESIDENTIAL	Boarding or tourist homes, bed and breakfasts, day care centers, cluster development, health facilities.
R-3 MULTI-FAMILY RESIDENTIAL	Cluster development, multi-family dwellings, day care centers.
R-4 HIGH-DENSITY RESIDENTIAL	Cluster development, mobile home parks, campgrounds, private recreational facilities, boarding or tourist homes, multi-family dwellings, day care centers.
R-5 RESIDENTIAL/ PROFESSIONAL	Cluster development, day-care centers, health facilities, multi-family dwellings.
R-6 RESIDENTIAL/ INSTITUTIONAL	Parking lots, parking structures, public schools, day-care, boarding or tourist homes, cluster development, health facilities, doctors offices, public and semi-public uses, residential conversions to apartments, professional offices, multi-family dwellings.
C-1 CENTRAL COMMERCIAL	Fast food establishments, vehicle and equipment sales, mechanical and body repair, automobile service stations, convenience stores, day care centers, adult stores.
C-2 HIGHWAY COMMERCIAL	Fast food establishments, nursing homes, shopping centers, light manufacturing, car washes, mechanical and body repair, hotels and motels, day care centers, malls.
ID INDUSTRIAL	Research, engineering or testing laboratories, administration offices, pharmaceutical production, optical instrument production, textile manufacture, self-storage facilities, warehouses, distribution centers and terminals, other light manufacturing uses.

F. Schedule of District Regulations – Developmental Standards

ZONING DISTRICT	Minimum Lot Size	Minimum average width	Minimum front yard setback	Minimum Side/rear setback	Maximum building height	Maximum Lot Coverage
A1, A2 AGRICULTURAL	2 Acres	200 feet	40 feet	25 feet	50 feet	15%

R-1 LOW-DENSITY RESIDENTIAL	1 Acre	150 feet	40 feet	25 feet	35 feet *see section 210-11	15%
R-2 SINGLE-FAMILY RESIDENTIAL	10,000 square feet	60 feet	25 feet	15 feet	35 feet *see section 210-11	30% *see section 210-29
R-3 MULTI-FAMILY RESIDENTIAL	7500 square feet	60 feet	20 feet	10 feet	35 feet *see section 210-11	35%
R-4 HIGH-DENSITY RESIDENTIAL	5000 square feet	50 feet	20 feet	10 feet	35 feet *see section 210-11	40%
R-5 RESIDENTIAL/ PROFESSIONAL	7500 square feet	60 feet	20 feet	10 feet	35 feet *see section 210-11	35%
R-6 RESIDENTIAL/ INSTITUTIONAL	10,000 feet	75 feet	25 feet	15 feet	35 feet *see section 210-11	30%
C-1 CENTRAL COMMERCIAL	7500 s.f.	50 feet	Building fronts shall not extend past existing building lines or into any Right- of- Way	10 feet	50 feet	80%
C-2 HIGHWAY COMMERCIAL	7500 square feet	75 feet	20 feet	20 feet	50 feet	50%
ID INDUSTRIAL	15000 square feet	100 feet	20 feet	20 feet	50 feet	50%

ARTICLE IV - SUPPLEMENTARY REGULATIONS

§210-11 Height Exceptions

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas, domes, chimneys, ventilators, elevator shafts, skylights, water tanks, towers, bulkheads, silos, and other similar farm buildings or mechanical appurtenances usually carried above the roof level.

**HONESDALE BOROUGH
ORDINANCE 625**

An ordinance to amend the Code of the Borough of Honesdale Chapter 210 thereof, entitled Zoning, to amend the following Section: Section 210-10D, Schedule of District Regulations – Special Exceptions, R-2 Single-family Residential classification.

Be it ordained by the Council of the Borough of Honesdale, as follows:

Section 1. Section 210-10 D of Chapter 210, Zoning, of the Code of the Borough of Honesdale, is hereby amended by deleting the classification of R-2 single-family residential and inserting the following in its place:

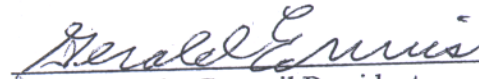
R-2 SINGLE-FAMILY RESIDENTIAL Churches and places of worship, public and semi-public uses, essential services, uses of an educational and/or religious nature, public parks and playgrounds, professional services.

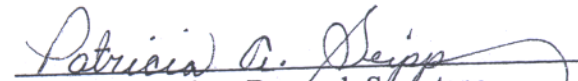
Section 2. Effective date.

The effective date of this ordinance shall be the 11th day of December, 2007.

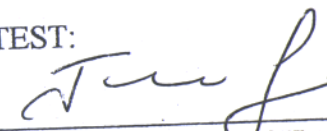
Enacted this 10th day of December 2007.

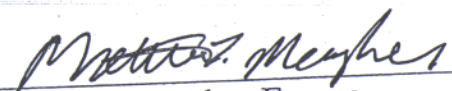
Honesdale Borough Council


Gerald Ennis, Council President


Patricia A. Seipp, Borough Secretary

ATTEST:


Jonathan Fritz, Mayor of Honesdale


Matthew L. Meagher, Esquire